

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-013</u></a>	<a href="#"><u>IGLESIA BAUTISTA SILVER PALM</u></a>
<a href="#"><u>02-253</u></a>	<a href="#"><u>GUILLERMO &amp; CARMEN CORNEJO</u></a>
<a href="#"><u>02-302</u></a>	<a href="#"><u>AVOCADO ACRE HOMES DEVELOPMENT CORPORATION</u></a>
<a href="#"><u>03-039</u></a>	<a href="#"><u>DANIEL FRANCHI, ET AL.</u></a>
<a href="#"><u>03-043</u></a>	<a href="#"><u>THERESA LAVONNE DONALDSON</u></a>

HEARING NO. 03-4-CZ14-2 (03-39)

11-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: DANIEL FRANCHI, ET AL.

Applicants are requesting approval to permit a lot area of 1.38 gross acres and a frontage of 180'. (The underlying zoning district regulations require 5 acres of lot area and 200' of lot frontage).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The east 180' of the west 770' of the south ½ of the north ½ of the NW ¼, of the NW ¼, all in Section 11, Township 56 South, Range 38 East, less the south 25' thereof.

LOCATION: The north side of S.W. 202 Street & 569' west of S.W. 194 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 180' x 308'

PRESENT ZONING: GU (Interim)

ON 5/8/03, THE BOARD OF COUNTY COMMISSIONERS REMANDED THIS ITEM BACK TO COMMUNITY COUNCIL #14:

HEARING NO. 03-2-CZ14-1 (02-302)

33-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: AVOCADO ACRE HOMES DEVELOPMENT CORPORATION

AU to EU-S

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the east  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the east 200' of the west 477.3' of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and less the west 7' of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 34.57 $\pm$  Acres Gross

AU       (Agricultural – Residential)  
EU-S     (Estates Suburban 1 Family 25,000 sq. ft. gross)

APPLICANT: IGLESIA BAUTISTA SILVER PALM

MODIFICATION of Condition #3, of Resolution Z-242-75, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Home Mission Board of the Southern Baptist Convention Proposed New Church,' prepared by Gillett Industries, Inc., and dated December 16, 1974."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Additions and Renovations Iglesia Bautista Silver Palm,' as prepared by J. S. A. Group, Inc., dated 1/5/02 and last revised 9/25/02 and consisting of 5 sheets."

The purpose of this request is to permit the applicant to submit revised plans for a proposed sanctuary and Sunday school classroom addition to a previously approved religious facility and showing additional parking.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) (Ordinance #03-93).

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the SW ¼ of the SW ¼ of the SE ¼; and the south 42.57' of the west ½ of the NW ¼ of the SW ¼ of the SE ¼ of Section 14, Township 56 South, Range 39 East.

LOCATION: 13155 S.W. 232 Street, Miami-Dade, Florida.

SIZE OF PROPERTY: 5.41 Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANTS: GUILLERMO & CARMEN CORNEJO

- (1) Applicant is requesting approval to permit an addition to a zero lot line single-family residence setback 0' from the interior side (east) property line. (The underlying zoning district regulations require 10').
- (2) Applicant is requesting approval to permit the zero lot line residence and addition with 13.5 linear feet of penetrable openings for integration of interior & exterior areas. (The underlying zoning district regulation requires 20 linear feet).
- (3) Applicant is requesting approval to permit the addition to encroach into the required 4' wide maintenance easement. (The underlying zoning district regulation prohibits structures other than walls or fences to encroach into the maintenance easement).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(15) (Alternative Site Development Option) (Ordinance #03-91) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalized Existing Florida Room," as prepared by Gomez-Pina Consulting Engineers, dated 4/14/02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 4, PAUL MARKS SUBDIVISION, Plat book 144, Page 16.

LOCATION: 13885 S.W. 163 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 35' x 82'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 03-6-CZ14-3 (03-43)

11-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANT: THERESA LAVONNE DONALDSON

AU to EU-M

SUBJECT PROPERTY: The Southwest  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 57 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 306 Street & theoretical S.W. 193 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)